



Brownfields Assessment Demonstration Pilot

New Britain, CT

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

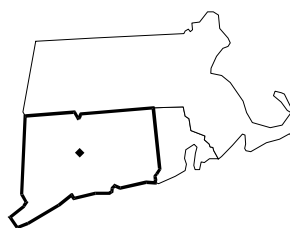
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of New Britain for a Brownfields Pilot. Historically, New Britain's prosperity was linked with the manufacture of small hardware parts and tools. The exodus of this industry left more than 600,000 square feet of vacant manufacturing space. Now the city (population approximately 75,000) has the highest unemployment rate in the state and a high concentration of low-income families. New Britain has been identified as a Distressed City and an Urban Enterprise Zone. Since properties are unavailable for new development, the success of their revitalization depends on the reuse of vacant brownfields. Fear of environmental contamination has inhibited redevelopment efforts to date.

New Britain has selected six priority sites for brownfields cleanup and redevelopment. Two of the targeted sites are located in the city's Technology Corridor—the former Russell Erwin factory and the Orange and Grove Street properties. The other four targeted properties are brownfields that the city is considering acquiring through tax foreclosure—the South Street vacant factory, the Veterans Drive Triangle, and two abandoned dry cleaning sites, one on North and Oak Streets and one on West Main Street.

PILOT SNAPSHOT



New Britain, Connecticut

Date of Announcement:
May 1998

Amount: \$200,000

Profile: The Pilot targets six abandoned and underutilized properties along the city's Technology Corridor.

Contacts:

Commission on
Community and
Neighborhood
Development
City of New Britain
(860) 826-3330

Regional Brownfields Team
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(617) 573-9681

Visit the EPA Region 1 Brownfields web site at:
<http://www.epa.gov/region01/remed/brnflid/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

OBJECTIVES

The objective of the Pilot is to stimulate environmental cleanup and economic redevelopment of brownfields by resolving uncertainty about the extent of contamination. The Pilot will accomplish this objective by assessing the six targeted sites, developing cleanup strategies, and providing information about cleanup and redevelopment progress to the community.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Performing Phase I environmental assessments at the six targeted sites, and at properties considered for acquisition due to unpaid taxes, to determine whether cleanup is necessary;
- Performing Phase II environmental assessments at those sites where sampling data are needed;
- Developing cleanup strategies and cost estimates for at least three sites;
- Conducting four community meetings to describe the brownfields program and update the community regarding cleanup and redevelopment progress. The Pilot will also prepare and maintain a mailing list of affected residents and distribute progress fact sheets;
- Creating a community-based Brownfields Awareness and Education Program to reduce the fear associated with brownfields redevelopment projects for both developers and local residents, and to educate the local community on economic revitalization, environmental awareness, and historical/heritage preservation; and
- Constructing a master development plan and catalogue, which will identify funds and resources for brownfields development to be used in conjunction with the city's geographic information system (GIS).

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.